



CITY OF NEW BEDFORD  
JONATHAN F. MITCHELL, MAYOR

## ZONING BOARD OF APPEALS

SUBMIT TO:  
Planning Department  
133 William Street  
Room 303  
New Bedford, MA 0274

Appeal Nr. 4168

### Petition for a **VARIANCE**

Date: 10.10.14

The undersigned petitions the Board of Appeals to grant a Variance in the manner and for the reasons hereinafter set forth under the provisions of the Zoning Ordinance to the following described premises:

#### 1. Application Information

Street Address: 15 CHARLES McCOMBS BLDG.  
Assessor's Map(s): 132 E Lot(s) 60  
Registry of Deeds Book: 5796 Page: 244  
Zoning District: RA  
Applicant's Name (printed): CHRIS H. RENFREE  
Mailing Address: 1379 MAIN ST. ACUSHNET MA. 02743  
(Street) (City) (State) (Zip)  
Contact Information: 508.763.4785 chrdesign1379c@aol.com  
Telephone Number Email Address  
Applicant's Relationship to Property: ☐ Owner ☐ Contract Vendee ☐ Other DESIGNER

List all submitted materials (include document titles & volume numbers where applicable) below:

SITE PLAN  
DEED  
REJECTED BLDG PERMIT  
ENGINEERING PLAN  
BLDG PLAN  
A-BUTTERSLIST

By signing below, I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval(s). I/we also give Planning Division staff and Zoning Board Members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

10.10.14

Date

Chris H. Renfree  
Signature of Applicant

2. Dimensions of Lot(s) 90.30' 46.67' Area 7,647 S.F.  
Frontage Depth Sq. Ft.

3. Number of buildings on lot TWO THREE BRDM RANCH & SHED

4. Size of existing buildings HOUSE 24'x40' SHED 8'x10'

5. Size of proposed buildings GARAGE 22'x30' DECK 20'x9'

6. Present use of premises 3 BEDROOM RESIDENCE

7. Proposed use of Premises 2 CAR / KITCHEN / LAUNDRY / L.A.V.

8. Extent of proposed alterations GARAGE & DECK AREA

9. Existing number of dwelling units & bedrooms SINGLE 3 BRDMS Proposed SAME

10. For commercial uses, please complete the following:

a) Number of customers per day:

b) Number of employees:

c) Hours of operation:

d) Days of operation:

e) Hours of deliveries:

f) Frequency of deliveries: ☐ Daily ☐ Weekly ☐ Monthly ☐ Other: \_\_\_\_\_

11. Planning Board Site Plan Review and Special Permits:

\_\_\_\_\_ The applicant is also requesting Site Plan Review and Special Permit(s) from the Planning Board. If so, specify below:

12. Have plans been submitted to the Department of Inspectional Services? YES

13. Has the Department of Inspectional Services refused to issue a permit? YES

14. Explain what modifications are proposed that would require the requested Variance:

GARAGE ADDITION & DECK

15. State your hardship in accordance with Mass General Laws Chapter 40A Section 10. (Reference the attached "Required Findings For Granting a Variance").

THE MAIN HARDSHIP WE HAVE IS THE SHAPE & LOCATION OF THE HOUSE ON THE LOT, WITH THE DEPTH ONLY BEING 45'. IN ORDER TO SATISFY THE REQUIRED SET BACKS, I FEEL DUE TO THOSE CIRCUMSTANCES ESPECIALLY AFFECTING THE STRUCTURE LITERAL ENFORCEMENT OF THE PROVISIONS OF THE ZONING ORDINANCE OR BY LAW WOULD INVOLVE SUBSTANTIAL HARDSHIP TO THE PETITIONER.

16. Complete for ALL the portions for which you are requesting a Variance:

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)			
Lot Width (ft)			
Number of Dwelling Units			
Total Gross Floor Area (sq ft)			
Residential Gross Floor Area (sq ft)			
Non-Residential Gross Floor Area (sq ft)			
Building Height (ft)			
Front Setback (ft)	21'	20'	16.1'
Side Setback (ft)			
Side Setback (ft)			
Rear Setback (ft)	10.4'	HOUSE 30' DECK 6'	HOUSE 5.3' DECK 11'
Lot Coverage by Buildings (% of Lot Area)			
Permeable Open Space (% of Lot Area)			
Green Space (% of Lot Area)			
Off-Street Parking Spaces			
Loading Bays			
Number of Ground Signs			
Height of Ground Sign			
Proximity of Ground Sign to Property Line			
Area of Wall Sign (sq ft)			
Number of Wall Signs			

17. Verification of Ownership. By signing this application the petitioner is stating that they have read and understand this application and the accompanying instructions and information. If petition is granted, the approvals are specific to the plans submitted, unless the Board states otherwise. Also, if granted, that the Variance must be recorded and acted upon within one year.

This section is to be completed & signed by the property owner(s):

I hereby authorize the following Applicant: CHRIS H. RENFLEE  
at the following address: 1379 MAIN ST. ACUSHNET, MA  
to apply for: ZONING VARIANCE  
on premises located at: 15 CHARLES McCOMBS BVD  
in current ownership since: 10/31/02  
whose address is: 15 CHARLES McCOMBS BVD  
for which the record title stands in the name of: RICHARD R. POULIN & DIANE M. BOMPOS  
whose address is: 15 CHARLES McCOMBS BVD  
by a deed duly recorded in the:  
Registry of Deeds of County: Bristol Book: 5796 Page: 244  
OR Registry District of the Land Court, Certificate No.: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_

I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval(s). I/we also give Planning Division staff and Zoning Board Members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

10/10/14  
Date

Richard R. Poulin, Diane M. Bompos  
Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

## APPENDIX

- (1) Owner's/Landlord's Name RICHARD R. POULIN  
DIANE M. BUMPUS
- (2) Title Reference to Property QUITCLAIM DEED

(Attach copy of Deed, Certificate of Title & most recent Recorded Plans showing affected lot or lots)

(3) If the Applicant is Not the Owner, Provide:

1. Notarized authorization letter from owner to tenant or buyer for application for this permit, on letterhead.
2. Copy of Purchase & Sale Agreement or lease, where applicable.
3. Copy of the deed or deeds of abutting parcels if said parcels have been held in common ownership with the subject property at any time since January 1, 1976.

QUITCLAIM DEED

We, Manuel F. Gaspar and Maria E. Gaspar of 15 Charles McCombs Boulevard,  
New Bedford, Bristol County, Massachusetts

For Full Consideration Paid and in Full Consideration of Two Hundred Twelve  
Thousand Five Hundred and no100 (\$212,500.00) Dollars

Grants to Richard R. Poulin and Diane M. Bumpus of 1261 Church Street, Apt. 75,  
New Bedford, Bristol County, Massachusetts

As: Joint Tenants

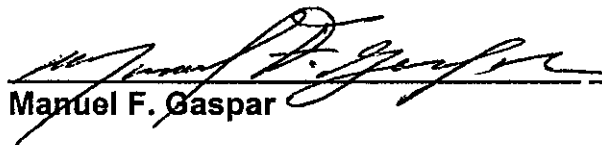
WITH QUITCLAIM COVENANTS

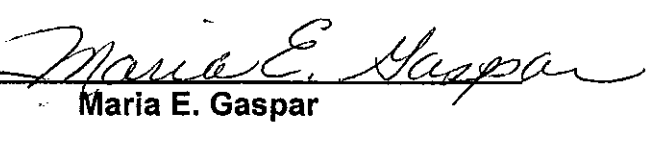
See Attached Schedule "A" For Legal Description

PROPERTY ADDRESS: 15 Charles McCombs Boulevard, New Bedford, Bristol  
County, Massachusetts

TITLE REFERENCE: Bristol County Registry of Deeds in Book 4844 Page 107.

Witness my/our hand(s) as a sealed instrument this 31st day of October, 2002

  
Manuel F. Gaspar


  
Maria E. Gaspar

Commonwealth of Massachusetts

Bristol SS  
County

October 31, 2002

Then personally appeared the above named Manuel F. Gaspar and Maria E.  
Gaspar the foregoing instrument to be their free act and deed before me,

  
Notary Public : Paul M. Abreu  
My commission expires: 5/9/08

Return: Richard R. Poulin  
15 Charles McCombs Blvd  
N.A. 02740

REG OF DEEDS  
REG #07  
BRISTOL S

11/01/02 2:42PM 01  
000000 #3881

FEE \$969.00  
CASH \$969.00

BEGINNING at a point in the southerly line of Irene Street, at the northwesterly corner of the premises to be described and at the northeasterly corner of Lot #32, as shown on plan of land hereinafter mentioned;

thence NORTH 87 degrees 13' 03" EAST in said line of Irene Street, forty-four and 59/100 (44.59) feet to a point;

thence EASTERLY and SOUTHEASTERLY in the arc of a curve having a radius of twenty and 00/100 (20.00) feet, a distance of thirty-five and 56/100 (35.36) feet to a point in the westerly line of an unnamed street, as shown on said plan;

thence SOUTH 9 degrees 06' 08" WEST in said line of an unnamed street, ninety and 29/100 (90.29) feet to a point and the northeasterly corner of Lot #25, as shown on said plan;

thence SOUTH 87 degrees 13' 03" WEST in line of last-named lot, forty-five and 57/100 (45.57) feet to a point and the southeasterly corner of Lot #32 on said plan; and

thence NORTH 2 degrees 46' 57" WEST in line of last-named lot, forty-five and 57/100 (45.57) feet to a point and the southerly line of Irene Street, and the point of beginning.

CONTAINING 7,647 square feet, more or less.

BEING SHOWN as Lot #31 on a plan of land entitled Phillips Realty Trust dated December 20, 1972 and filed with the Bristol County S.D. Registry of Deeds in Plan Book 90, page 9.

SUBJECT to the rights of owners to pass and repass by foot and with vehicles to reach a public way, as set forth in an instrument dated November 8, 1976, and recorded with said Registry of Deeds in Book 1729, page 54.

SUBJECT to an easement to the New Bedford Gas and Edison Light Company and the New England Telephone and Telegraph Company, dated August 2, 1973, and recorded with said Registry of Deeds in Book 1669, page 878.

SUBJECT to an easement to the New Bedford Gas and Edison Light Company dated January 27, 1975, and recorded with said Registry of Deeds in Book 1969, page 91.



I, Carla Amado, Administrative Assistant to the Board of Assessors of the City of New Bedford, do hereby certify that the names and addresses as identified on the attached "abutters list" are duly recorded and appear on the most recent tax.

Date: 9/11/2014

SUBJECT PROPERTY:

MAP 132E LOT ~~59~~ 60

LOCATION 15 Charles McCombs Blvd (corner of Irene St)

OWNER'S NAME Diane & Richard Poulin

MAILING ADDRESS 15 Charles McComb Blvd

CONTACT PERSON Chris RenFree

TELEPHONE NUMBER 508-763-4785

EMAIL ADDRESS chrdesign1371@aol.com

REASON FOR REQUEST

ZBA - Variance

CITY CLERK  
2014 OCT 15 P 1:35  
CITY CLERKS OFFICE  
NEW BEDFORD, MA

PLANNING  
SEP 08 2014  
DEPARTMENT



September 10, 2014

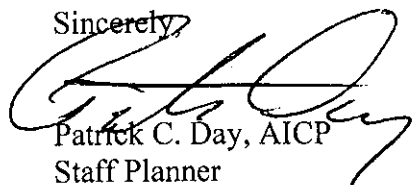
Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 15 Charles McCombs Boulevard (132E-60). The current ownership listed herein must be checked and verified by the City of New Bedford Assessor's Office. Following said verification, the list shall be considered a Certified List of Abutters.

Please note that multiple listed properties with identical owner name and mailing address shall be considered duplicates, and shall require only 1 mailing. Additionally, City of New Bedford-Owned properties shall not require mailed notice.

<u>Parcel</u>	<u>Location</u>	<u>Owner and Mailing Address</u>
132E-48	1297 PHILLIPS RD	MELLODY PATRICIA A, 1297 PHILLIPS RD NEW BEDFORD, MA 02745
132E-58	18 IRENE ST	SNOW DANA & GAIL M 18 IRENE ST NEW BEDFORD, MA 02745
132E-59	12 IRENE ST	CARDINAL LEON R, 12 IRENE ST NEW BEDFORD, MA 02745
132E-73	33 NANCY ST	REIS ARMINDA M, 33 NANCY ST NEW BEDFORD, MA 02745
132E-74	9 CHARLES MCCOMBS BLVD	STEFANIK MICHAEL & CHARLOTTE E 9 CHAS L MCCOMBS BL NEW BEDFORD, MA 02745
132E-63	14 CHARLES MCCOMBS BLVD	LAFFERTY STEPHEN P & DEBRA A 14 CHAS L MCCOMBS BL NEW BEDFORD, MA 02745
132E-60	15 CHARLES MCCOMBS BLVD	POULIN RICHARD R, BUMPUS DIANE M 15 CHARLES MCCOMBS BLVD NEW BEDFORD, MA 02745
132E-61	18 CHARLES MCCOMBS BLVD	ARRUDA MICHAEL A, 18 CHARLES MCCOMBS BLVD NEW BEDFORD, MA 02745
132E-94	CHARLES MCCOMBS BLVD	MELLODY ANDREW C, 1297 PHILLIPS RD NEW BEDFORD, MA 02745
132E-46	31 CHARLES MCCOMBS BLVD	HUDZIK CHESTER, 31 CHARLES MCCOMBS BLVD NEW BEDFORD, MA 02745

Sincerely,



Patrick C. Day, AICP  
Staff Planner

132E-132

132E-6

132E-13

132E-14

132E-15

132E-16

132E-17

132E-18

MAXINE ST

132E-25

132E-26

132E-27

132E-28

132E-29

132E-30

132E-31

132E-39

132E-40

132E-42

132E-43

132E-44

132E-45

132E-46

IRENE ST

132E-53

132E-54

132E-55

132E-56

132E-58

132E-59

132E-60

132E-68

132E-69

132E-71

132E-72

132E-73

132E-74

NANCY ST

132E-82

132E-83

132E-85

132E-86

132E-87

132E-88

132E-89

132E-102

132E-122

132E-121

132E-120

132E-119

GLADYS ST

132E-130

132E-123

132E-124

132E-125

132E-126

CHARLES MCCOMB BLV

132J-112

132J-115

132J-116

132J-120

132J-119

132J-118

132J-113

132J-1

132J-117

132E-19

132E-34

132E-48

132E-94

132E-61

132E-63

132E-75

132E-76

132E-78

CHARLES MCCOMB BLV

132E-91

132E-92

132E-93

132E-116

132E-115

132E-114

132E-118

132E-113

EXIT 5